



KUNA PLANNING AND ZONING COMMISSION

Agenda for February 23, 2016

Kuna City Hall ▪ Council Chambers ▪ 763 W. Avalon ▪ Kuna, Idaho

REGULAR MEETING

6:00 pm

1. CALL TO ORDER AND ROLL CALL

Chairman Lee Young
Vice Chair Stephanie Wierschem
Commissioner Dana Hennis
Commissioner Cathy Gealy
Commissioner Ron Herther

2. CONSENT AGENDA

a. Approve Planning and Zoning Meeting Minutes for February 9, 2016

3. PUBLIC HEARING

a. **15-02-CPM** (Comprehensive Plan Map), **15-04-ZC** (Zone Change) and **15-06-S** (Subdivision); **Mineral Springs No. 3**- A request by P&F Development to change to the Comp Plan Map *designation* for lot 2, block 6 within the Mineral Springs No. 2 Subdivision, from commercial to residential. The applicant also requests to rezone approximately 6.50 acres (lot 2, block 6) from C-1 (Neighborhood Bus. Dist.) to R-4 (Low Density Residential) and Preliminary Plat approval for 12 buildable lots within the Mineral Springs Subdivision No. 2.

4. COMMISSION DISCUSSION/UPDATES:

5. ADJOURNMENT

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, February 9, 2016**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Vice-Chairman Stephanie Wierschem	Absent	Troy Behunin, Senior Planner	X
Commissioner Dana Hennis	X	Trevor Kesner, Planner II	Absent
Commissioner Cathy Gealy	Absent		
Commissioner Ron Herther	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

Chairman Young called the meeting to order at **6:02 pm**.

1. CONSENT AGENDA

- a. Planning and Zoning Commission meeting minutes for **January 26, 2016**
- b. **15-03-AN** (Annexation) – **Liberty Investments/Logan Patten**
–*Findings of Fact and Conclusions of Law from the Public Hearing*

Commissioner Hennis motions to approve the consent agenda at 6:03 pm; Commissioner Herther Seconds, all aye and motion carried 3-0.

2. NEW BUSINESS:

- a. **16-02-DR – Kuna Counseling Center Design Review Application;** Applicant requests approval from the Planning and Zoning Commission (acting as Design Review Committee) for a 5,000 square foot new commercial building (Counseling Center), landscaping and parking lot for their proposed new commercial use, within the South Linder Estates Subdivision.

Jarrold Walgren: Mr. Chairman and Commissioners, my name is Jarrold Walgren, I live at 2920 E. Loon Creek St., Meridian, 83642. I am with JGT Architecture; I am representing the applicant, Jim Grigg. He is the owner of Kuna Counseling Center and they are proposing to construct a new 5,000 square foot office building on this site, which is on the south side of Deer Flat Road, just east of Linder Road. Last week, we received approval from City Council for a lot split. As you see from the site plan here, and you may have it in your packets; it's kind of a triangular shaped property that we are dividing into three (3) lots. There is an existing house on the southwest corner lot. The new proposed office building is on the front lot, right around Deer Flat. It is a bit of an unusually shaped piece of property and the logical orientation of our building is to align it with potential future commercial development on this back parcel. We will have access off of the road, come into a parking lot and that will eventually continue on a drive aisle to future commercial development. That is what sort of drove the orientation of the building. The front doors, if you will, are facing the parking lot and we also have a ...toward the front of the building that addresses Deer Flat with probably signage. Landscaping...I will just touch briefly on the part of the project will be a dedication of right-of-way to ACHD to match their requirements for... I think it is a minor arterial classification. After that dedication, we will have a twenty foot; I

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, February 9, 2016**

believe it is ...landscape buffer. We have specified appropriate trees and plants to meet the ordinance to fill that buffer. The only change to the plan that we have here is; we had originally had shown some landscaping essentially blocking this whole lot in. Someone at City Council last week mentioned about access back to the existing storage building that is on that lot, so we are probably going to eliminate a section of shrubs right there to allow access to that storage shed to be maintained.

Regarding the esthetics of the building; these prints came out awfully dark and your smaller versions might be a better representation but I have brought some physical samples of what we are proposing. We are proposing durable, long-lasting materials; the building will be mostly stucco. We are proposing three (3) different kinds of stucco and some brick accent elements. We've got some wainscot along the main facades of the building as well as two (2) vertical elements that are full height brick. The plan of the building is a fairly simple box which we have popped out some areas on the corners and given those some vertical changes in height. We are proposing a mansard type roof on the majority of the building which will conceal any rooftop equipment for the mechanical systems of the building. That is kind of the gist of it; I think it will be a really nice project that will kind of add to the trend of commercial development along that street and kind of start to tie the town together a little bit. With that, I would be glad to answer any questions.

C/Young: Ok. Are there any questions for the applicant at this time?

C/Herther: How far is that parking lot from the existing house?

Jarrold Walgren: We have a 20 foot setback to the property and then we have a five (5) foot landscape strip to the actual parking.

C/Young: Anything else?

C/Hennis: No questions from me.

C/Herther: I don't think I have anything else.

C/Young: Ok, thank you. With that, we'll have staff come up.

Troy Behunin: Good evening Commissioners, Chairman Young. For the record: Troy Behunin, Kuna Planning and Zoning staff. The application that we are looking at tonight, that you folks are considering is the Kuna Counseling Center; 16-02-DRC which is design review committee. The applicant has already successfully gone through a lot split which Jarrod mentioned already. They did that a week ago with the city council and so there is actually going to be three (3) parcels here on an already zoned C-1 commercial property. This area is trending more towards commercial and this is just going in that direction. Staff believes that it won't be too many years before the properties west of this also convert to some type of commercial as well; and on the north side. The applicant has submitted everything that we have asked. They came to the meeting last week with City Council for the lot split. The only thing that staff would like to highlight is a mistake in the staff recommendations of approval; if you will look on the staff report, page 5 of 5 under the conditions of approval, number 3, just that the applicant will work with the property owner to the west to some degree to create or allow a single point access to be taken between this property and Linder, there are six (6) existing ingress/egress points. That is far too many within 450 feet on a minor arterial in a very busy part of town. This is the number one most congested intersection in all of Kuna, at least two times during the day; it is extremely busy when commuters and school students are out (peak hours). We believe that Ada County Highway District (ACHD) will also highly encourage an effort to combine entrances. Other than that, staff would like to commend the applicant for

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, February 9, 2016**

putting together this building. We think it is going to be a nice addition to this trending area and also to the Kuna community as a whole. Like I said, they have done everything that we have asked them to and planning and Zoning would definitely forward our recommendation of approval for this design review application. I would stand for any questions you have.

C/Young: Thanks Troy

Troy Behunin: Just to highlight on that condition I spoke of. I talked with Jarrod Walgren about this and we think that we have come up with at least a measurable solution to the single point access; at least for the two adjoining properties. Is that something that you folks have had a chance to discuss?

Jarrold Walgren: We did. I forgot to mention that but yeah; we talked about it and wrote a letter acknowledging that we will work in the future for an easement for some stretch of that frontage to allow that access.

Troy Behunin: And that would be memorialized in a letter to the city that we would put in the application.

C/Herther: It states there is going to be a 6 foot fence on the west. That is right at the edge of the property?

Troy Behunin: Yes.

C/Herther: So there would be no fence for whatever length or span...

Troy Behunin: At least a portion of it, yeah. It would be far better to remove twenty or thirty feet of fence and create a single point access rather than an access for every parcel that is there.

Inaudible

Jim Grigg: I'm sorry. Jim Grigg, Kuna Counseling Center. 1914 Summer wind Place, Kuna, Idaho. I've seen like...if you look at Dr. Fouts and his office and the dentist, they have single point access. It has like, Kuna dental and advanced family medicine and ...so I can see something similar making logical sense.

C/Young: Thank you. I just have one other question for the applicant very quickly along the lines of the staff report; I just wanted to make sure that you had read the staff report and have seen all of the recommendations that were made in that.

Jarrold Walgren: Yes, we do acknowledge the conditions and that one condition was the only one that was a little bit in question and I think that we have come up with a method; a letter to acknowledge that and we will probably have some specifics in there as far as where we think that access will happen.

C/Young: Ok. Thank you. That brings up our discussion and I think the applicant has done a good job on the building design; I think the building looks really nice. I think it will be a good addition to Kuna and the area down there.

C/Hennis: I agree.

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, February 9, 2016**

C/Young: My only ...really the only thing on the building to me anyway ...is on the northeast elevation; that kind of sits on an angle. It's the rear of the building that faces Deer Flat. That entire elevation is stucco. My only thought is if they could maybe mimic the brick wainscot between the two pop-outs; just down at that stretch. Just to add some more textural relief on that, but I think the roof lines as you are coming down the street with the roof popping up on the other elevations gives enough relief on the roofline. It's just that one band of something different texturally. That is really the only thing I have. The rest of the building looks wonderful. I think it will be a great addition to the city. And then, the only thing I saw on this site plan would be just to make sure that the fence that runs on the west side of the property where the fence enters the vision triangle; that the fence steps down to the minimal height they may have for the landscaping there. But like I said, the rest of this looks good to me.

C/Hennis: Right. Yeah. It looks really good. Would the applicant be opposed to adding some brick along that wainscoting?

Jarrod Walgren: Yeah, we had certainly thought of that and not to say everything is driven by costs, but we have a unique building here, where kind of three (3) sides of it almost have some sort of frontage really. So where this is kind of the back of our building conventionally, it's not ... I do agree that the brick would be nice, but we also ... that is an easement along there for the canal and it was discussed that they would like more than just a bare easement that is just dirt there, and we are going to approach the irrigation district to have a little bit of vegetation and something actually close to our building; shrubs. So I don't know if the effort to put in the brick is going to be counteracted by any shrubbery that is there. Maybe those shrubs would be a little bit of the texture to keep that building façade from being monolithic like you are thinking?

C/Young: Well, I think that too would also add to that; any additional landscaping along just ...nothing ... I think that landscaping that is shown on here, even in some of the other easement areas look like they probably even exceed the minimum so I expect everything is going to look really nice out there. It was just that... the thought on that elevation; because as you drive down Deer Flat heading west, it is just that long elevation. And granted, it is not the entrance and you have to have presence at the front of your building and ... you know, I understand that but...

Jarrod Walgren: Yeah, and to answer your question, we would love to put brick back there; and we may.

Jim Grigg: But currently, it's not like you are able to see it by the graphic, but there is two large trees and a house, so you really can't see that very well; the back side. It won't be seen. But that could be wiped out if this commercial development happens, so we could do that. That is a good point. I'm not opposed to it. I would definitely consider it, depending on how ...**inaudible** greenery and shrubs and other things and how it all plays out. I like the idea and suggestion though.

Jarrod Walgren: So, I guess the question is really for you. I mean, if you want to make that a condition of your approval, well it's certainly something that is desired. I don't like to make things about cost, but ... if there is anything...

C/Young: Well...it's still a business and there are costs so... I understand that.

Jarrod Walgren: And from your standpoint, I mean... I think you would like to have some sort of ordinance to point to... and maybe Troy can comment. I don't know if there is something that would require that difference of material on that face of the building that we could all point to that says it is a requirement; let's do it. Um ...I'm sorry, I don't know...

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, February 9, 2016**

Troy Behunin: One of the purviews of this committee is to make sure that new commercial buildings do follow the Kuna standard and the guideline book and one of those topics is flat, monotonous, monolithic sides of a building; be it front, side or back and so if you folks feel that is just the touch it needs; whether it be one band or maybe there is a vertical break-up...you know... somewhere in the middle of the building? Then this probably could move forward with that. Maybe the thing to do would be to do it in the form of a condition.

C/Young: Ok.

C/Hennis: I mean, if they end up putting shrubs and such back there, it's probably going to be a covered point.

C/Young: Yeah.

C/Hennis: Well, can we make a condition that one of those two (2) be addressed throughout the ...

C/Young: Well, yeah, I think that if the irrigation district is amiable to landscaping then I think that would be a much cheaper route to go. I mean, I don't...

C/Hennis: I don't think that would do what we want though.

Troy Behunin: If we are talking about irrigation districts and landscaping, we'd better make sure that the landscaping is going to be outside of the irrigation easement. The irrigation company historically allows for a wide variety of grasses, but they don't like trees and shrubs; in fact, they do not allow them in their easement.

C/Hennis: Right. Well, this easement is quite ways away isn't it? From what it looks like...

Troy Behunin: Yeah.

C/Hennis: Well, no, actually it is not.

C/Young: No; it is right up on the building.

C/Hennis: Jeez, it is right on the building there.

Troy Behunin: I guess its pretty close.

C/Young: Gosh. They have one of those grasses out front don't they?

C/Hennis: Because they only have...like two (2) feet in there.

Jarrod Walgren: Yeah, we do come right up to that easement, so we would have to be in the easement. It's something we haven't explored yet.

C/Young: Darn.

C/Hennis: I don't know, I mean, it breaks it up by color. Are we going to notice that much?

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, February 9, 2016**

C/Young: Yeah, there is banding on there.

C/Hennis: Are we going to notice that much textural difference between the two? It would be nice.

C/Young: It's pretty good. There is a fair distance off the street though actually.

C/Herther: Yeah, it is.

C/Hennis: I don't know.

C/Young: I think I am probably ok without that. I think it would be alright without that. So... any other thoughts?

C/Herther: Nope. I'm there.

C/Hennis: No, I am pretty good with it. I'm just trying to find the first page. Well, I guess we could do that.

C/Young: It's that kind of day.

Commissioner Hennis motions to approve 16-02-DR (design review) for Kuna Counseling Center with the conditions of approval as outlined in the staff report and also to work with the city to make sure the vision triangle at the western front of the site is addressed with a fence; Commissioner Herther Seconds, all aye and motion carried 3-0.

3. DEPARTMENT REPORTS:

Wendy Howell; Planning Director reported on January building permits. The total square footage of new housing added in January was 45,724, with a total estimated cost of construction at \$4,945,321.

As a comparative to the previous month, the total square footage added in December 2015 was 20,917, with a total estimated cost of construction at \$2,266,979.29.

C/Hennis: You guys have been busy. Your report lists have been quite a bit longer the last two or three weeks.

Wendy Howell: Some weeks it feels like it's unusually slow, but as you can see, things are happening.

4. ADJOURNMENT:

Commissioner Hennis motions to adjourn at 6:29 pm; Commissioner Herther Seconds, all aye and motion carried 3-0.

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, February 9, 2016**

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Wendy I. Howell, Planning and Zoning Director
Kuna Planning and Zoning Department



City of Kuna

Staff Report – Planning and Zoning Commission

P.O. Box 13
Phone: (208) 922-5274
Fax: (208) 922-5989
www.Kunacity.id.gov

To: **Planning and Zoning Commission**

File Numbers: **15-02-CPM** (Comprehensive Plan Map Modification)
15-04-ZC (Zone Change)
15-06-S (Subdivision)

Location: SWC of Ardell Road & School Avenue
Kuna, Idaho

Planner: Troy Behunin, Senior Planner

Hearing date: February 23, 2015

Applicant: **P & F Development (STKR Invest.)**
Paul Beckman
3585 W. State St.
Eagle, ID 83616

Representative: **B & A Engineers, Inc.**
David Crawford
5505 W. Franklin Rd.
Boise, ID 83705
208.342.5792
Dacrawford@baengineers.com

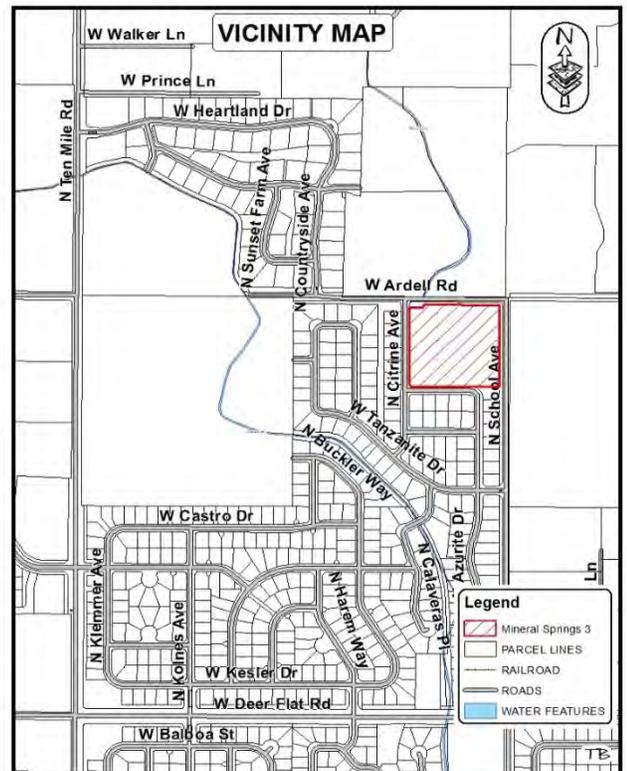


Table of Contents:

- | | |
|-----------------------------------|---|
| A. Process and Noticing | I. Findings of Fact for Commission's Approval |
| B. Applicants Request | J. Factual Summary |
| C. Aerial map | K. Comprehensive Plan Analysis |
| D. Site History | L. Kuna City Code Analysis |
| E. General Project Facts | M. Conclusions of Law |
| F. Staff Analysis | N. Recommended Conditions of Approval |
| G. Applicable Standards | |
| H. Proposed Procedural Background | |

A. Process and Noticing:

1. Kuna City Code 1-14-3 (KCC), states that Comprehensive Plan Map Modifications, Rezones and Subdivisions are designated as a public hearing, with the Commission as a recommending body and the City Council as the decision making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65 Local Planning Act.

a. Notifications

- | | |
|----------------------------|---|
| i. Neighborhood Meeting | November 5, 2015 (Three persons attended) |
| ii. Agency Comment Request | January 4, 2016 |
| iii. 300' Property Owners | February 8, 2016 |

- iv. Kuna, Melba Newspaper
- v. Site Posted

February 3, 2016
February 11, 2016

B. Applicants Request:

1. Request:

A request by P & F Development to change to the Comprehensive Plan Map (Comp Plan) *designation* for lot 2, block 6 within the Mineral Springs No. 2 Subdivision, from commercial to residential. The applicant also requests to rezone approximately 6.50 acres (lot 2, block 6) from C-1 (Neighborhood Business District) to R-4 (Low Density Residential) and Preliminary Plat approval for 12 buildable lots within the previously constructed Mineral Springs Subdivision No. 2. The site is located at the southwest corner (SWC) of Ardell Road and School Avenue.

C. Aerial Map:



@Copyrighted

D. Site History:

This site was approved in 2005, as a residential and commercial mixed-use PUD. It included approximately 48 acres for single family units and approximately 4.50 acres of commercial area as a whole. In April 2007, the final plat for Mineral Springs No. 2 recorded with the Ada County Recorder’s office. Since its construction in 2006/07, Lot 2, Block 6 has remained a vacant field.

E. General Projects Facts:

- 1. **Legal Description:** Lot 2, block 6, Mineral Springs No. 2.
- 2. **Surrounding Land Uses:**

North	R-4, RR	Low Density Residential - Kuna City; Rural Residential – Ada County
South	R-6	Medium Density Residential – Kuna City
East	R-6	Medium Density Residential – Kuna City
West	R-6	Medium Density Residential – Kuna City

3. **Parcel Sizes, Current Zoning, Parcel Number(s):**

- Parcel Size: 6.50 acres (approximately)
- Zoning: Neighborhood Commercial District; (C-1).
- Parcel #: R5741281000

4. **Services:**

Sanitary Sewer– City of Kuna
Potable Water – City of Kuna
Irrigation District – Boise-Kuna Irrigation District
Pressurized Irrigation – City of Kuna (KMID)
Fire Protection – Kuna Rural Fire District
Police Protection – Kuna Police (Ada County Sheriff’s office)
Sanitation Services – J&M Sanitation

5. **Existing Structures, Vegetation and Natural Features:**

There are no structures on site. Vegetation on site is generally associated with an open field.

6. **Transportation / Connectivity:**

The site is the south west corner (SWC) of School Avenue and Ardell Road. The site does not touch either frontage. Access will not be granted to/from School or Ardell Roads. A common lot is between this lot and the public rights-of-way.

7. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts. This site’s topography is generally flat.

8. **Comprehensive Future Land Use Map:**

The site is identified as Commercial on Kuna’s Comp Plan Map. Staff views this proposed land use request to be consistent with the surrounding area land uses and although it does not match the approved Comp Plan Map designation, the proposed use matches the current surrounding uses.

9. **Agency Responses:**

The following agencies returned comments: City Engineer (Gordon Law, P.E.) page 23, ACHD (Dawn Battles) page 27, Boise Project Board of Control (Tom Ritthaler) page 29, Central Dist. Health Dept. (form letter) page 31, (Idaho Transportation Department (ITD) page 32. The responding agency comments are included with this case file and are included with this report.

F. Staff Analysis:

When this project was originally approved by Council in 2005 it was established as a Planned Unit Development (PUD) which allowed for a commercial zoning for this lot. The applicant’s original intention was to develop this lot into storage units, a commercial use. Since 2007, the lot has been vacant with little interest from the developing community to place storage units. Additionally, staff has fielded multiple phone calls (since 2008) from residents within Mineral Springs concerned about the placement of storage units.

Since 2007, other adjacent projects have developed or recently received approvals supporting a desire for residential use in the area. While the Comp Plan Map (CPM) calls for a commercial use for this lot, staff believes this CPM change and rezone request to be in harmony with adjacent uses and current zoning.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case # 15-02-CPM, 15-04-ZC and 15-06-S subject to the recommended conditions of approval listed in section ‘N’ of this report.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance No. 230
2. City of Kuna Comprehensive Plan
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

H. Proposed Procedural Background:

On February 23, 2016, Commission considered the project, including the application, agency comments, staff's report, application exhibits and public testimony presented or given.

I. Findings of Fact for Commissions Consideration:

1. **15-02-CPM, 15-02-ZC and 15-06-S:** Based on the record contained in Case No.s 15-02-CPM, 15-04-ZC and 15-06-S, including the exhibits, staff's report and the public testimony at the public hearing, the City Council of Kuna, Idaho, hereby *approves/denies* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 15-02-CPM, 15-04-ZC and 15-06-S, Comp Plan Map Change, rezone and preliminary plat.
2. The Kuna Commission accepts the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

Comment: *The Kuna Commission held a public hearing on the subject applications on February 23, 2016 to hear from the City staff and the applicant and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written.*

3. Based on the evidence contained in Case No.'s 15-02-CPM, 15-04-ZC and 15-06-S, this proposal appears to generally comply with the Comprehensive Plan and Comp Plan Map.

Comment: *The Comp Plan Map designates the approximately 6.50 acres (subject property) as commercial. The proposed project is planned to be 1.85 dwelling units per acres, which conforms with adjacent residential uses.*

4. The Kuna Commission has the authority to recommend approval or denial for these applications.

Comment: *On February 23, 2016, Kuna Commission will vote to recommend approval or denial of applications 15-02-CPM, 15-04-ZC and 15-06-S.*

5. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Comment: *As noted in the process and noticing section, notice requirements were met to hold a public hearing on February 23, 2016.*

J. Factual Summary:

This site is located near the southwest corner (SWC) of Ardell Road and School Avenue. Applicant has proposed a Comp Plan Map change for approximately 6.50 acres in City limits and requested to rezone (approximately) 6.50 acres from C-1 (Neighborhood Commercial District) to R-4 (Low Density Residential).

The site will take access from the established internal road network (Smokey Quartz) within Mineral Springs No.2.

Applicant proposed a 12 lot residential subdivision known as the Mineral Springs No. 3 Subdivision. The applicant seeks an R-4 (Low Density Residential) zone for the subdivision. Applicant proposes a single phase of development.

K. Comprehensive Plan Analysis:

The Kuna Commission accepts the Comprehensive Plan components as described below:

The proposed zone change for the site is consistent with the following Comprehensive Plan components:

Private Property Rights Goals and Objectives - Section 2 - Summary:

Ensure the City land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property. Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and staff shall evaluate with guidance from the City’s attorney; the Idaho Attorney General’s six criterion established to determine the potential for property taking.

Comment: Utilizing the Idaho Attorney Generals criteria, and a review by the City Attorney, the proposed project does not constitute a “takings” and the economic value is intact.

Economic Development Goals and Objectives - Section 5 - Summary:

Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement.

Comment: The proposed application complies with the comprehensive plan by providing 12 lots of mixed lot sizes to meet this goal.

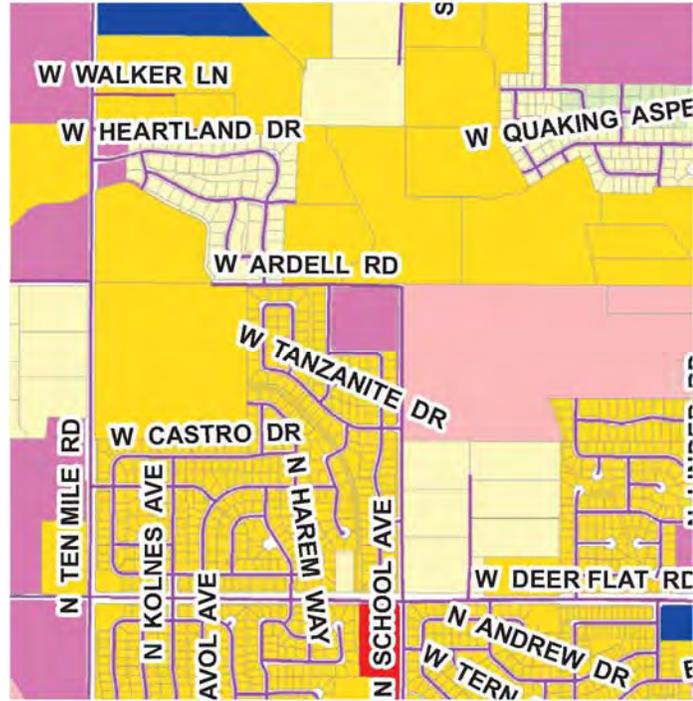
Land Use Goals and Objectives - Section 6 - Summary:

Adopt a future land use plan and map that includes natural and developed open spaces, while providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups. Protect existing neighborhoods and ensure new development is sustainable and keeps Kuna desirable. Develop cohesive neighborhoods with character and quality while incorporating a variety of densities and styles.

Comment: The project complies with the land use plan as adopted by the City by incorporating the following; varied housing densities and types and promotes a desirable character and high quality neighborhood.

Housing Goals and Objectives - Section 12 - Summary:

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly residential development while discouraging developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl.



Comment: Applicant has proposed 12 lots which will contribute to high quality lots of varied sizes in a logical and orderly manner.

Community Design Goals and Objectives - Section 13 - Summary:

Strengthen Kuna's Image through good community and urban design principles that create self-sufficient neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and creates a sense of place.

Comment: The application incorporates sound community design.

L. Kuna City Code Analysis:

1. This request appears to be consistent and in compliance with all Kuna City Code (KCC).

Comment: The proposed project meets the land use and area standards in Chapter 3, Title 5 of the KCC. Staff also finds that the proposed project meets all applicable requirements of Title 6 of the KCC.

2. The site is physically suitable for a subdivision.

Comment: The 6.50 acre (Approximate) subdivision includes a mix of large lot sizes.

3. The rezone and subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

Comment: The land to be subdivided is an empty lot within an existing subdivision and is not used as wildlife habitat. Roads, homes and open spaces are planned for construction according the City requirements and best practices and will therefore not cause environmental damage or loss of habitat.

4. The Subdivision application is not likely to cause adverse public health problems.

Comment: The subdivision of the property requires a zoning designation per Kuna Code 5-13-9. The low density zoning designation requires connection to public sewer and water, therefore eliminating the occurrence of adverse public health problems.

5. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.

Comment: The Comp Plan Map change, rezone and subdivision did consider the location of the property and adjacent uses. The subject property is located within an existing subdivision and will be connected to the public sewer and potable water systems. The adjacent uses are both farmland (for now) and residential – that are also designated as future residential uses in the Kuna Comprehensive Plan Map.

6. The existing and proposed street and utility services in proximity to the site are suitable and adequate for Residential purposes.

Comment: Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate for the residential project.

M. Conclusions of Law:

1. Based on the evidence contained in Case No.s 15-02 CPM, 15-04-ZC and 15-06-S, Commission finds Case No.s 15-02 CPM, 15-04-ZC and 15-06-S complies with Kuna City Code.

2. Based on the evidence contained in Case No.s 15-02 CPM, 15-04-ZC and 15-06-S, Commission finds Case No.s 15-02 CPM, 15-04-ZC and 15-06-S are generally consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances

N. Recommended Conditions of Approval:

15-02 CPM, 15-04-ZC and 15-06-S, Note: *This proposed motion is to approve, conditionally approve, or deny these requests. If the Commission wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

On February 23, 2016, the Planning and Zoning Commission voted to recommend *approval/denial* for Case No.s 15-02 CPM, 15-04-ZC and 15-06-S, based on the facts outlined in staff's report and the public testimony during the public hearing by the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommends approval/denial for Case No.s 15-02 CPM, 15-04-ZC and 15-06-S, a Comp Plan Map change, Rezone and Subdivision request from David Crawford (B&A Engineers) and Paul Beckman (P & F Development), with the following conditions of approval to Council:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - d. The *Boise-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
 - 2.1- With development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.
3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
5. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
6. Street lights within the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
7. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).

8. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
9. All signage within/for the project shall comply with Kuna City Code.
10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
11. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
12. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
13. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED this ____, day of _____, 2016

Mineral Springs Subdivision No. 3 Vicinity Map



B&A Engineers, Inc.

Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381



NORTH
SCALE: 1"=1,000'

AERIAL MAP

State Lateral



W Ardell Rd

N Citrine Ave



Project Site

N School Ave

W Smoky Quartz St

N Azurite Dr

W Rose Quartz St

TB

B & A Engineers, Inc.

Consulting Engineers & Surveyors
5505 W. Franklin Rd. Boise, Id. 83705
Ph. 208-343-3381 Fax 208-342-5792

December 2, 2015

City of Kuna

763 W. Avalon St.
Kuna, Idaho 83634

Subject: **Preliminary Plat, Re-zone and, Comprehensive Plan Modification Approval Request for Mineral Springs Subdivision No. 3**

Council, Commission and Staff:

We are pleased to present this request for approval of a Preliminary Plat for Mineral Springs Subdivision No. 3 on behalf of the land owner, STKR Development LLC. The project site is located west of School Street, south of Ardell Road and north of Deerflat Road, in Kuna City, Idaho.

The site consists of 6.50 acres of land more or less. It is located within the Kuna City Limits, Zoned C1, and is included within the City of Kuna Sanitary Sewer Local Improvement District.

The development proposes 12 residential single family home sites.

Site Information

The Ada County Assessor lists the parcel number as follows:

R5741281000

The lands are currently un-utilized but are zoned for uses permitted by the C-1 Zone.

Special Site Features

This property is not located within a flood hazard area.
The property does not have any slopes in excess of 15%.
There are not rock outcroppings on the site.

There are no special features or hazardous areas which physically inhibit the project from development.

Existing Public Streets

W. Ardell Road adjacent to the projects northerly boundary
N. Citrine Ave. located adjacent to the project's west boundary
W. Smoky Quartz Ave. adjacent to the projects southerly boundary
N. School Street adjacent to the projects easterly boundary

B & A Engineers, Inc.

Consulting Engineers & Surveyors
5505 W. Franklin Rd. Boise, Id. 83705
Ph. 208-343-3381 Fax 208-342-5792

All the public streets or roadways are fully improved with curb gutter and sidewalk as required during the development of Mineral Springs Subdivision No. 2. The associated landscaped buffers were constructed and built as required during the original project development.

Adjoining Land Use

The properties that surround the subject lands are not all within Kuna's city limits. However all adjoining properties are located within of the city of Kuna's impact area and surrounded by the City Limits.

The following list generally identifies adjoining land uses:

North:	Single Family Residential, R-4, Agricultural-County RR
South:	Single Family Residential R-6
East:	Single Family Residential R-6
West:	Single Family, Residential R6

Zoning

Kuna City Code 5-2-2 indicates the following:

Medium density residential district (R-4): The purpose of the R-4 district is to promote the development of residential living areas with low to moderate densities, not to exceed four (4) dwelling units per net acre. A district requirement is connection to public sewer and water. The district is intended to accommodate accessory dwelling units, bed and breakfast operations, single-family dwellings, duplexes, senior housing and manufactured homes. There is an opportunity to initiate mixed-use activity in this zone through the planned unit development (PUD) process.

The following identifies the specific items related to Mineral Springs Subdivision No. 3 as follows:

- **Density Compliance**

Density has been calculated as 1.85 residential homes per acre, far under the maximum listed as 4 dwelling units per acre. We believe that this is consistent with surrounding land uses and developments adjacent to the project. The R-4 zoning density has not been exceeded.

- **Zone Compliance**

This development proposes providing lots for single family dwellings. This is consistent with Kuna City Code as noted above.

No mixed use activity is being provided with this development.

New local Street

A new local street will be constructed to provide access for the majority of the lots within the development. The roadway is proposed to be consistent with the standard requirements for a local roadway within the Ada County Highway District. The roadway will be dedicated to the public upon platting. The roadway proposed is shown on the preliminary plat. Due to the width of the proposed roadway, parking is anticipated to be restricted on one side of the road to



B & A Engineers, Inc.

Consulting Engineers & Surveyors
5505 W. Franklin Rd. Boise, Id. 83705
Ph. 208-343-3381 Fax 208-342-5792

maintain fire access.

The proposed lots are much larger than that normally provided in an R4 zone. It is believed that adequate parking for these homes will be provided off street.

Several lots along the west boundary of the development are shown to gain their access and frontage from North Citrine Avenue. These driveways are to be constructed at the time of building permit issuance by connecting to the existing sidewalk and rolled curb (as is typical construction practice).

Storm Drainage

Mineral Springs Subdivision No. 3 proposes the installation of a local public road meeting the Ada County Highway District's policy construction standards to be accepted into the public street system. The development is anticipated to retain all storm drainage on site in the form of underground seepage facilities.

Sanitary Sewer

The project has an existing sanitary sewer trunk line located at the southeast corner of the development. A new sanitary sewer mainline is anticipated to be constructed within the new roadway to provide service to the majority of the lots.

Several lots located on the westerly boundary of the development are anticipated to be connected to the existing sanitary sewer mainline in North Citrine Avenue. It is the intention to consolidate the location of service taps to localize, and thereby minimize disturbance to the existing roadway.

Water

The project has an existing domestic water main line located near the southerly boundary of the project. A new water mainline is anticipated to be extended within the newly planned street to provide service to the majority of the development.

Several lots located on the westerly boundary of the development are anticipated to be connected to the existing water sewer mainline in North Citrine Avenue. It is the intention to consolidate the location of service taps to localize, and thereby minimize disturbance to the existing roadway.

Pressure Irrigation

An existing pressure irrigation system was installed during the initial project development. This project intends to connect to the existing pressure irrigation mainlines to provide service to all the lots within the development.

Gravity Irrigation

There are several surface irrigation ditches that exist near the property. These were all piped

B & A Engineers, Inc.

Consulting Engineers & Surveyors
5505 W. Franklin Rd. Boise, Id. 83705
Ph. 208-343-3381 Fax 208-342-5792

during the initial development of the existing subdivision. No existing irrigation ditches are anticipated to be disturbed by this project.

Site History

The project site was originally platted in 2007. The project was built and platted in accordance with City Code at the time of platting. The area comprising Lot 2 was specifically zoned commercial through the City of Kuna's Planned Development process. The original intent was create a place for storage units to service the areas storage needs.

Re-zone Request

Time has shown that the storage facility originally planned for the area is not viable. The lot has sat vacant with little interest in storage facilities being constructed. The owner of the lot has received interest in larger lot residential homes.

Should the City grant the re-zone request to R-4 it would allow the owner to bring larger lot home sites to meet the market needs. Based on the interest from the market we respectfully request that the City approve R-4 zoning for this site.

The R-4 Zoning is compatible with adjoining zoning adjacent to the project site.

Comprehensive Plan Map Amendment

The city's comprehensive plan has been modified since the site was originally platted. The City of Kuna has a Comprehensive plat which is dated 2009. The comprehensive plan included the zoning of C-1. This area is essentially a commercial use island surrounded by residential R-4 & R-6 zoning.

Based on information provided by City Staff, it is indicated that the Comprehensive plan must be changed to accommodate the requested R-4 zone.

Pre-Application Meeting

A pre-application meeting was held for the project with City Staff. During this meeting it was identified that the project does not consist of more than 50 lots and is not considered a Large Scale Subdivision.

Kuna Fire Chief John Tillman indicated that all public roadways shall be constructed to public road standards which shall act as fire access roads. He also indicated a secondary access would be required for any development beyond 30 lots. Additionally, dead end fire apparatus access roads in excess of 150 feet shall be provided with turnarounds.

Secondary fire access may be required after 30 lots have been developed. This development is not intended to meet the thresholds.

Neighborhood Meeting

A neighborhood meeting was held for the proposed project on Thursday November 5, 2015 at

B & A Engineers, Inc.

Consulting Engineers & Surveyors
5505 W. Franklin Rd. Boise, Id. 83705
Ph. 208-343-3381 Fax 208-342-5792

6:00 PM at the Kuna Senior Center. The neighborhood sign in sheet has been included within the application. The neighborhood meeting was attended by 2 people. During the meeting a few questions were brought up. These were as follows:

Question: Will Ardell St. be widened?

Answer: Ardell St. is currently improved to the extent possible at the development location. Any future widening will occur as property adjacent to it develops.

Question: Why are the storage units not being constructed?

Answer: No interest in storage units has been found. The City currently has a new storage unit development located west of Ten Mile Road, near the intersection of Deerflat Road.

Neighborhood meeting summary

The people who attended the meeting indicated their support for this development at its location. It was communicated during the meeting that these larger lots would be welcomed in this area and that it provides for an additional mix of housing types from those currently noticed in the area.

Project Summary

We look forward to continue working with the city of Kuna throughout this process and ultimately to the completion of this development. The goal is to provide an attractive economic asset for the city. The proposed development is intended to reasonably blend into the fabric of the existing neighborhood with proposed land uses that comply with the uses proposed in the comprehensive plan. A reasonable development is being presented that has considered the area, projected land uses and economic viability.

On behalf of the applicant, as their representative, we respectfully request approval for the preliminary plat, Re-zone to R-4, and Comprehensive Plan Amendment For Mineral Springs Subdivision No. 3

Sincerely,



David Crawford
B&A Engineers, Inc.



City of Kuna
 Planning & Zoning
 Department
 P.O. Box 13
 Kuna, Idaho 83634
 208.922.5274
 Fax: 208.922.5989
 Website: www.kunacity.id.gov

Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

- Annexation
- Appeal
- Comprehensive Plan Amendment
- Design Review
- Development Agreement
- Final Planned Unit Development
- Final Plat
- Lot Line Adjustment
- Lot Split
- Planned Unit Development
- Preliminary Plat
- Rezone
- Special Use
- Temporary Business
- Vacation
- Variance

For Office Use Only	
File Number (s)	
Project name	
Date Received	
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>P&F Development, LLC</u>	Phone Number: _____
Address: <u>3585 W. State St.</u>	E-Mail: _____
City, State, Zip: <u>Eagle, Idaho 83616</u>	Fax #: _____
Applicant (Developer): <u>Paul Beckman, Manager</u>	Phone Number: _____
Address: <u>3585 W. State St.</u>	E-Mail: _____
City, State, Zip: <u>Eagle, Idaho 83616</u>	Fax #: _____
Engineer/Representative: <u>David Crawford - B&A Engineers, Inc.</u>	Phone Number: <u>208-343-3381</u>
Address: <u>5505 W. Franklin Rd.</u>	E-Mail: <u>dacrawford@baengineers.com</u>
City, State, Zip: <u>Boise, ID 83705</u>	Fax #: <u>208-342-5792</u>

Subject Property Information

Site Address: <u>2218 N. Citrine Ave. Kuna, ID 83634</u>	
Site Location (Cross Streets): <u>School St. and Ardell Rd.</u>	
Parcel Number (s): <u>R5741281000</u>	
Section, Township, Range: <u>Sec. 14, T2N, R1W</u>	
Property size : <u>6.50 Acres</u>	
Current land use: <u>Vacant</u>	Proposed land use: <u>Residential</u>
Current zoning district: <u>C-1</u>	Proposed zoning district: <u>R-4</u>

Project Description

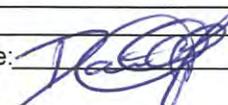
Project / subdivision name: <u>Mineral Springs Subdication No. 3</u>
General description of proposed project / request: <u>Development of 12 half acre lots, four of which will front on Citrine Ave. while the other six will access a new cul-de-sac.</u>
Type of use proposed (check all that apply): <input checked="" type="checkbox"/> Residential _____ <input type="checkbox"/> Commercial _____ <input type="checkbox"/> Office _____ <input type="checkbox"/> Industrial _____ <input type="checkbox"/> Other _____
Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Please describe the existing buildings: _____
Any existing buildings to remain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Number of residential units: <u>12</u> Number of building lots: <u>12</u>
Number of common and/or other lots: <u>0</u>
Type of dwellings proposed: <input checked="" type="checkbox"/> Single-Family _____ <input type="checkbox"/> Townhouses _____ <input type="checkbox"/> Duplexes _____ <input type="checkbox"/> Multi-Family _____ <input type="checkbox"/> Other _____
Minimum Square footage of structure (s): <u>1,600 SF</u>
Gross density (DU/acre-total property): <u>1.85 U/Ac</u> Net density (DU/acre-excluding roads): <u>2.01 U/Ac</u>
Percentage of open space provided: <u>0</u> Acreage of open space: <u>0</u>
Type of open space provided (i.e. landscaping, public, common, etc.): <u>N/A</u>

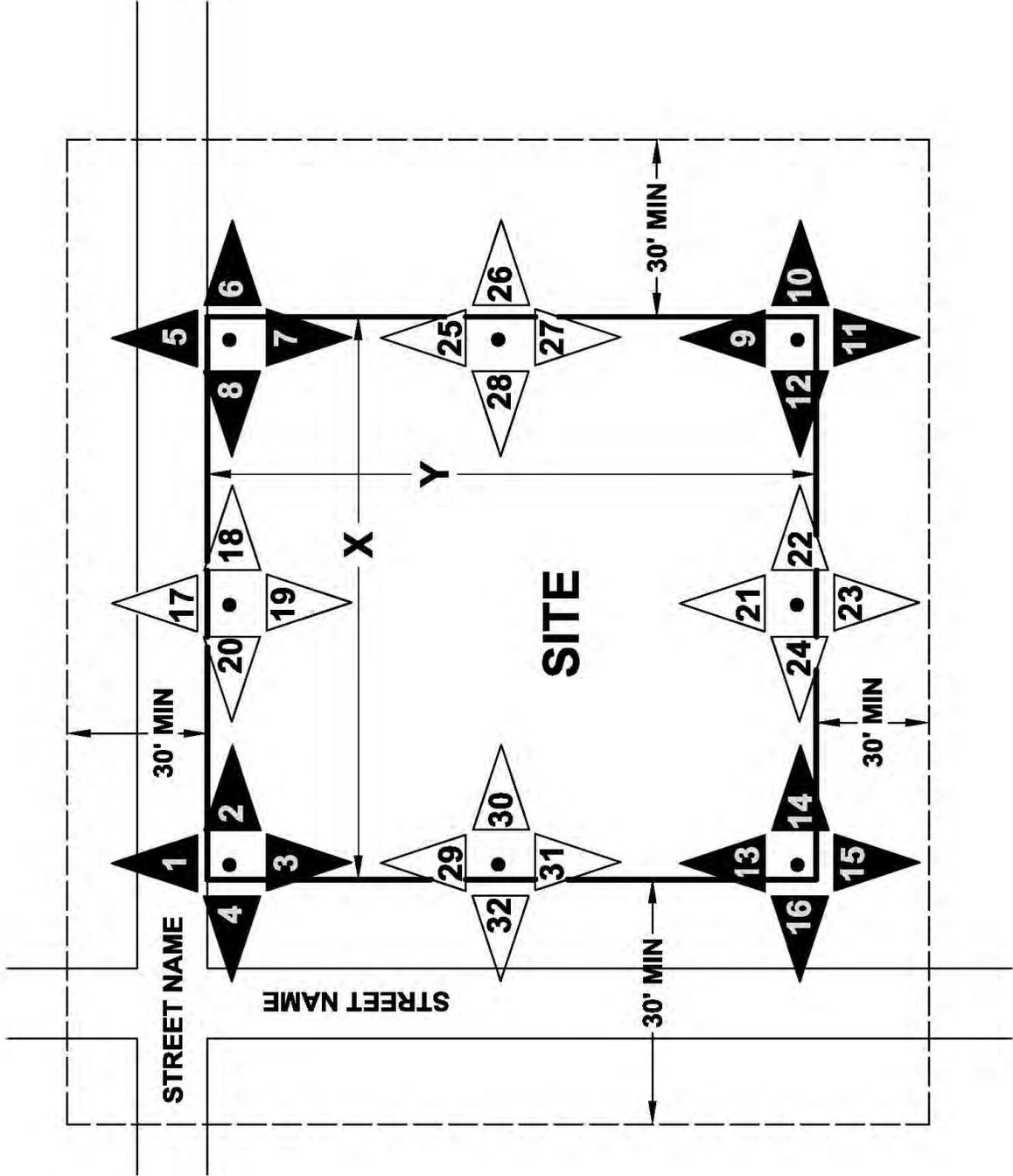
Non-Residential Project Summary (if applicable)

Number of building lots: _____	Other lots: _____
Gross floor area square footage: _____	Existing (if applicable): _____
Hours of operation (days & hours): _____	Building height: _____
Total number of employees: _____	Max. number of employees at one time: _____
Number and ages of students/children: _____	Seating capacity: _____
Fencing type, size & location (proposed or existing to remain): _____	
Proposed Parking:	a. Handicapped spaces: _____ Dimensions: _____
	b. Total Parking spaces: _____ Dimensions: _____
	c. Width of driveway aisle: _____
Proposed Lighting: _____	
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): _____	

Applicant's Signature:  B&A Engineers, Inc. Date: 12/7/15

Project Information:
 Name:
 Project:
 Gross Acre:

NOTE:
 Provide Site Plan on an 8 1/2" x 11" paper—indicating placement of photo orientation.
 All applicants are expected to provide COLOR photographs at a 1-16 minimum.
 If Distance 'X' is GREATER than 500-feet, also take photos 17-24.
 If Distance 'Y' is GREATER than 500-feet, also take photos 17-24.





Location No. 1



Location No. 2



Location No. 3



Location No. 4



Location No.5



Location No.6



Location No.7



Location No.8



Location No.9



Location No.10



Location No.11



Location No.12



Location No.13



Location No.14



Location No.15



Location No.16



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.cityofkuna.com

GORDON N. LAW
CITY ENGINEER

Telephone (208) 287-1727; Fax (208) 287-1731

Email: glaw@cityofkuna.com

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Gordon N. Law
Kuna City Engineer

RE: Mineral Springs Subdivision No. 3
Rezone; Comprehensive Plan Modification, Subdivision
15-04-ZC, 15-02-CPM; 13-01-S, 15-06-S

DATE: January 11, 2016

The City Engineer has reviewed the Zone Change, Comprehensive Plan Modification and Subdivision request of the above applicant dated January 4, 2016. The parcel is a platted lot in Mineral Springs Subdivision No. 2 (recorded April 6, 2007). It is noted that the request and application do provide a detailed narrative description or plan for development of the site and comments will be structured accordingly.

1. Sanitary Sewer System

- a) The City has sufficient sewer treatment capacity to serve this site. The wastewater from this area presently is treated in the north treatment facility. This site is not connected to the city system and would be subject to connection fees for the demand of 12 dwelling units as provided in the City's Standard Table.
- b) This property was not included in Local Improvement District 2006-1 nor have connection fees been pre-paid and the site has no reserved connections. Treatment capacity may be secured for the treatment demand from this site only from those who have reserved capacity or from capacity not reserved and upon payment of appropriate fees.
- c) The nearest gravity mains (8-inch) are located in W. Smoky Quartz Street and North Citrine Avenue. Specific recommendations of note are as follows:
 - 1) City Code (6-4-20) requires connection to the City sewer system for all sanitary sewer needs.
 - 2) Extend an 8-inch sewer main from W. Smoky Quartz north into the proposed N. Azurite Place.
 - 3) The four lots fronting N. Citrine Avenue can obtain service by extending services from the sewer main in N. Citrine.

- 4) For any connected load, it is recommended this application be conditioned to conform to the sewer master plan.
- d) For assistance in locating existing facilities and understanding issues associated with the Master Plan and connection, please contact the City Engineer.

2. Potable Water System

- a) The City has sufficient potable water supply to serve this site. This site is not connected to the city system and would be subject to connection fees for the demand of 12 dwelling units as provided in the City's Standard Table.
- b) Water supply capacity is available for this site upon payment of appropriate fees. Specific recommendations of note are as follows:
 - 1) City Code (6-4-2X) requires connection to the City water system for all potable water needs.
 - 2) For any connected load, it is recommended this application be conditioned to conform to the water master plan.
 - 3) A 10-inch water main is installed in W. Ardell Road. A 12-inch water main is to be constructed on the east side of North School Street in the future when the right-of-way is provided as part of the adjacent development.
 - 4) At least 8-inch water mains are to be extended by this developer into N. Azurite Place as part of this development.
- c) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- d) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer.
- e) Please verify there is adequate separation between potable water service lines and all non-potable water lines (storm drains, sewer services, etc.).

3. Pressure Irrigation

- a) The applicant's property is not connected to the City pressure irrigation system. There are 12-inch pressure irrigation mains in the frontages of both N. School Street and W. Ardell Road.
- b) The development is subject to connection fees based on number of dwellings for the residential area and based on ultimate landscaped area for the commercial portion, as provided in City Resolutions.
- c) Irrigation supply capacity is available for this site upon payment of appropriate fees. Specific recommendations of note are as follows:
 1. Relying on drinking water for irrigation purposes is contrary to City Code (6-4-2I) and the public interest and is not accounted for in the approved Water Master Plan. It is recommended this project be conditioned to require connection and annexation to the City Pressure Irrigation system at the time of development.
 2. For any connected load, it is recommended this application be conditioned to conform to the Pressure Irrigation Master Plan. All Master Plan trunk lines in or adjacent to this site are already constructed.
 3. It is further recommended that annexation into the municipal irrigation district and pooling of water rights is a requirement prior to recordation of a final plat.
 4. It is recommended that conformity with approved City PI standards is required.

4. Grading, Gravity Irrigation, Drainage

- a) Runoff from public right-of-way is regulated by ACHD. Plans are required to conform to agency standards.
- b) Exclusive of public right-of-way, any increase in quantity or rate of runoff or decrease in quality of runoff compared to historical conditions must be detained, treated and released at rates no greater than historical amounts. In the alternative, offsite disposal of storm water in excess of historical rates or conditions of disposal at locations different than provided historically, approval of the operating entity is required. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of the private disposal system.
- c) The city is now requiring with every new development, a documentation map that illustrates the surface and sub-surface water irrigation supply as well as drainage ways that exist in the applicant's property and in the right-of-way adjacent to the proposed development to be submitted with construction plans. The map must include 2-foot contours, a layout and essential features of existing irrigation ditches, drainage ditches and pipelines within and adjacent to the proposed development. Open and piped facilities should be noted. The map should include any proposed changes to the systems.
- d) **All upstream drainage rights and downstream water delivery rights are to be preserved as a condition of development.**

5. General

At the time of, or prior to development:

- a) Plan approvals and license agreements from any affected irrigation District will be required.
- b) The City reserves the right of prior approval to all agreements involving the applicant (or its successors) and the irrigation or drainage district related to the property of this application and any attempt to abandon surface water rights.
- c) Verify that existing and proposed elevations match sufficiently at property boundaries to not impose a slope burden on adjacent properties.
- d) State the vertical datum used for elevations.
- e) Provide engineering certification on all final engineering drawings.

6. Inspection Fees

An inspection fee will be required for any **public** water, sewer and irrigation construction work associated with this development. The developer will still require a qualified responsible engineer to do sufficient inspection to justly certify to DEQ the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City. The developer's engineer and the City's inspector are permitted to coordinate inspections as much as possible. The current inspection fee is \$1.00 per lineal foot of sewer, water and pressure irrigation pipe and payment is due and payable prior to City's scheduling of a pre-construction conference.

7. Right-of-Way

Sufficient full and half right-of-way on section and quarter lines for arterial and collector streets shall be provided and developed pursuant to City, ITD and ACHD standards. In this instance, the site fronts on two classified streets (N. School and W. Ardell). The recommendations of the City Engineer are as follows:

- a) The right-of-way for the classified streets was provided and developed as part of the Mineral Springs Subdivision No. 2 project. The City Engineer does not recommend any additions or changes to the classified streets as part of this project.
- b) The right-of-way for the proposed local public streets (N. Azurite Place) is recommended to match the city's adopted typology standard for "local residential" streets.
- c) Residential Easements – City Code (6-3-8) requires the providing of 10-foot front and back lot line easements and the City Engineer recommends 10-foot side-lot easements centered on the common property lines. The easement for the existing sewer line in new lot 1 should be retained.
- d) The existing approach from School Street is to be removed as proposed in the application. It is recommended approaches onto local, section line and quarter line streets comply with ACHD approach policies and generally are coincident with or as far as practical from the intersection.
- e) Curb and Gutter – **City Code (6-4-2C) requires the installation of curb and gutter:** vertical curb on classified streets and either rolled or vertical elsewhere. The City Engineer recommends compliance with City Code.
- f) Street Drainage – The application proposes seepage facilities for handling storm drainage from local streets. The City Engineer recommends compliance with ACHD policies.
- g) Sidewalk - **City Code (6-4-2Q) requires the installation of sidewalk** on all local and classified streets. The documents submitted with the application include installation of sidewalks on the new street. The City Engineer recommends compliance with City Code.
- h) New intersection – The proposed intersection alignment is non-typical. The City Engineer recommends compliance with ACHD intersection standards insofar as applicable.

8. As-Built Drawings

As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes, but will not be responsible for the finished product. As-built drawings will be required as a condition of final platting.

9. Property Description

- a) A metes and bounds description prepared by a licensed surveyor is provided from the recorded plat of Sadie Creek Subdivision No. 1.



Kent Goldthorpe, President
Paul Woods, Vice President
Rebecca W. Arnold, Commissioner
Sara M. Baker, Commissioner
Jim D. Hansen, Commissioner

January 18, 2016

(Via email)

To: Paul Beckman
P&F Development, LLC
3585 W. State Street
Eagle, ID 83616

Subject: KPP16-0001/ 15-06-S/15-04-ZC/15-02-CPM
2218 N. Citrine Avenue
Mineral Springs Subdivision No.3

The Ada County Highway District has reviewed the submitted application for the preliminary plat referenced above and has determined that there are no improvements required to the adjacent street(s). The proposed preliminary plat is approved without conditions. Improvements were constructed previously as required by the preliminary plat approval of Mineral Springs in 2005.

The applicant will be required to pay all platting and review fees prior to final plat approval.

If you have any questions, please contact me at (208) 387-6218.

Sincerely,

Dawn Battles
Planner I
Development Services

cc: City of Kuna, via email
B & A Engineers, Inc, via email

Traffic Information

This development is estimated to generate 114 vehicle trips per day (0 existing); and 12 vehicle trips per hour in the PM peak hour (0 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 9th edition.

Condition of Area Roadways:

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
N. School Ave.	519-feet	Local	N/A	N/A
W. Ardell Road	550-feet	Local	N/A	N/A
N. Citrine Ave.	498-feet	Local	N/A	N/A
W. Smokey Quartz St.	390-feet	Local	N/A	N/A

Average Daily Traffic Count (VDT):

Average daily traffic counts are based on ACHD's most current traffic counts

- The average daily traffic counts for N. School Avenue, W. Ardell Road, N. Citrine Avenue and W. Smokey Quartz Street are unknown.

WILL PATTERSON
CHAIRMAN OF THE BOARD

MAX SVATY
VICE CHAIRMAN OF THE BOARD

TIMOTHY M. PAGE
PROJECT MANAGER

ROBERT D. CARTER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

JERRI FLOYD
ASSISTANT SECRETARY-
TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000
ACRES FOR THE FOLLOWING
IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

TEL: (208) 344-1141
FAX: (208) 344-1437

14 January 2016

RECEIVED

JAN 19 2016

CITY OF KUNA

City of Kuna
P.O. Box 13
Kuna, Idaho 83634

RE: B & A Engineers Inc
5505 W. Franklin Rd.
Boise, Id 83705
Mineral Springs Sub #3
Boise-Kuna Irrigation District
State Lateral 14+90
Sec. 14, T2N, R1W, BM.

15-04-ZC, 15-02-CPM, 15-06-S

BK-1401

Troy Behunin, Senior Planner:

The United States' State Lateral lies within the boundary of the above-mentioned location. The easement for this lateral is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this lateral. We assert this federal easement 20 feet north and 18 feet south of the lateral's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping including trees and/or shrubs (other than grass) within its easements, as this will certainly increase our cost of maintenance.

Any fencing, as may be required, must be constructed off of any Boise Project Easements.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be located outside of these easements.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

Storm Drainage and/or Street Runoff must be retained on site.

The proposed irrigation system for Mineral Springs Sub No. 3 must be constructed in accordance to the standards set by the City of Kuna as it will be operated and maintained by the city of Kuna. Thus, the proposed system must provide for the delivery of irrigation water to each lot in a manner we find acceptable

We request a copy of the recorded final plat and/or record of survey (to include instrument, book and page numbers) be sent to the Boise Project Board of Control so we may track this project to closure.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes when our easements and/or facilities are affected by unknown factors.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,



Thomas Ritthaler
Entry Management / GIS

tbr/tr

cc: Clint McCormick Watermaster, Div; 2 BPBC
 Lauren Boehlke Secretary – Treasurer, BKID
 File



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Kuna
- Meridian
- Star

Rezone # 15-04-ZC
 Conditional Use # 15-02-CPM
 Preliminary / Final / Short Plat 15-06-S
Mineral Springs Sub #3

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - waste flow characteristics
 - bedrock from original grade
 - other _____
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approval from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - community sewage system
 - community water well
 - interim sewage
 - central water
 - individual sewage
 - individual water
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - community sewage system
 - community water
 - sewage dry lines
 - central water
- 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 12. We will require plans be submitted for a plan review for any:
 - food establishment
 - swimming pools or spas
 - child care center
 - beverage establishment
 - grocery store
- 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

14. _____ Reviewed By: [Signature]

Date: 1/15/15

RECEIVED

JAN 08 2016

CITY OF KUNA



IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028
Boise, ID 83707-2028

(208) 334-8300
itd.idaho.gov

January 21, 2016

Troy Behunin
City of Kuna, Planning and Zoning Department
P.O. Box 13
Kuna, ID 83634

VIA EMAIL

RE: 15-04-ZC, 15-02-CPM AND 15-06-S MINERAL SPRINGS SUBDIVISION NO. 3

The Idaho Transportation Department has reviewed the referenced rezone, comprehensive plan modification and subdivision application for the Mineral Springs Subdivision No. 3 on the southwest corner of School Ave. and Ardell Road west of SH-69. ITD has the following comments:

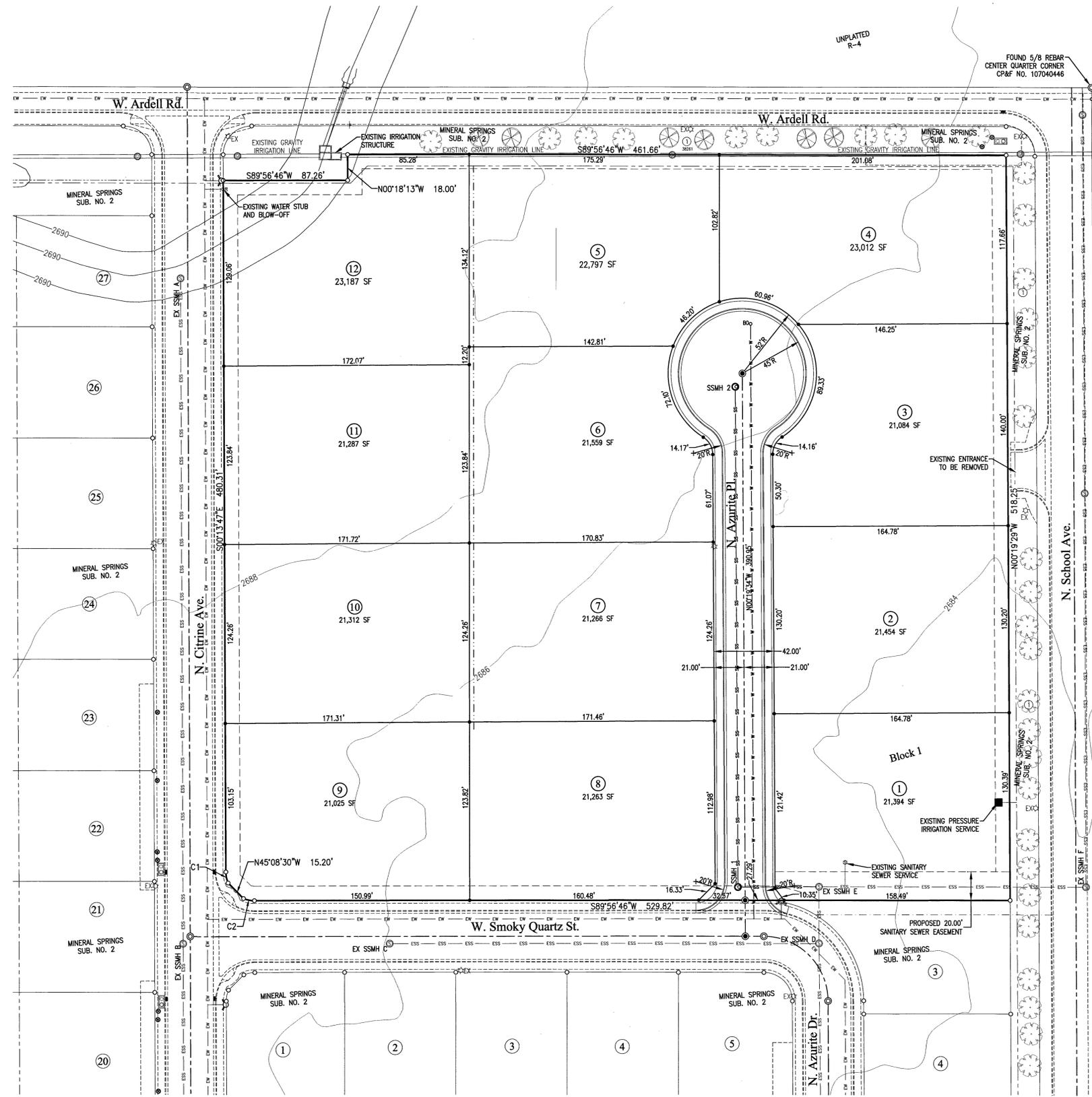
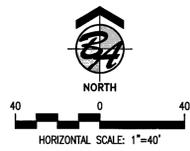
1. ITD has no objection to the requested application.
2. The project does not generate any more trips than anticipated under the Comprehensive Plan
3. No access to SH-69 is requested and none is approved with this application.

If you have any questions, you may contact Shona Tonkin at 334-8341 or me at 332-7191.

Sincerely,

A handwritten signature in blue ink that reads "James K. Morrison".

James K. Morrison
Development Services Manager
jim.morrison@itd.idaho.gov



Vicinity Map



Underground Utility Note

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. DEVIATIONS MAY EXIST BETWEEN THE LOCATIONS SHOWN HEREON AND THEIR ACTUAL LOCATION(S).

THE REFERRED STAMP INDICATES THAT THE SUBDIVISION BOUNDARY SHOWN HEREON HAS BEEN BASED ON AN ACTUAL FIELD SURVEY.



Legend

- PROJECT / PROPERTY BOUNDARY
- LOT LINE
- STREET CENTERLINE
- ADJOINING PROPERTY LINE
- EXISTING ACHD STORM DRAIN EASEMENT
- EXISTING PRESSURE IRRIGATION LINE
- PROPOSED PRESSURE IRRIGATION LINE
- EXISTING 10' UTILITIES, DRAINAGE, AND IRRIGATION EASEMENT, UNLESS OTHERWISE NOTED
- EXISTING ACHD SIDEWALK EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING 8" SANITARY SEWER LINE
- PROPOSED 8" SANITARY SEWER LINE
- EXISTING 8" WATER MAIN LINE
- PROPOSED 8" WATER MAIN LINE
- EXISTING FIRE HYDRANT
- PROPOSED BLOW-OFF
- EXISTING CURB AND GUTTER
- PROPOSED CURB & GUTTER
- LOT NUMBER
- EX SSMH 1 EXISTING SANITARY SEWER MANHOLE
- SSMH 1 PROPOSED SANITARY SEWER MANHOLE
- FOUND 1/2" PIN
- FOUND 5/8" PIN
- SET 1/2"x24" IRON PIN WITH PLASTIC CAP LABELED "B&A LS 4116"
- SET 5/8"x30" IRON PIN WITH PLASTIC CAP LABELED "B&A LS 4116"
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- EXISTING SEDIMENT TANK
- EXISTING MONITORING WELL
- EXISTING CATCH BASIN
- EXISTING GRAVITY IRRIGATION MANHOLE
- EXISTING TREES

Setback/Zoning Table

EXISTING ZONE	C-1
PROPOSED ZONE	R-4
MINIMUM PROPERTY SIZE	6,600 SF
FRONT YARD SETBACK	20 FEET
REAR YARD SETBACK	15 FEET
STREET SIDE YARD SETBACK	20 FEET
INTERIOR SIDE YARD SETBACK	5 FEET
MAXIMUM LOT COVERAGE	40%
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM STREET FRONTAGE	66 FEET

Land Use Calculations

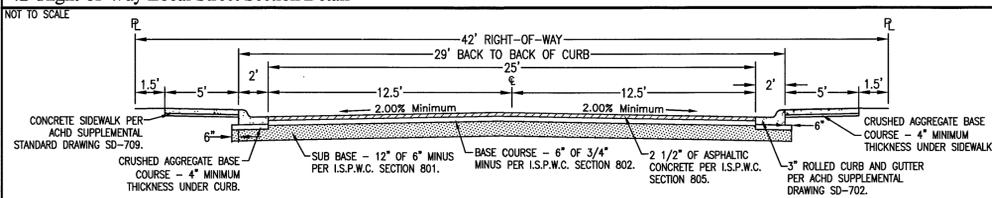
DESCRIPTION	AREA (ACRES)	PERCENTAGE
PROJECT	6.50	100%
RESIDENTIAL LOTS (12)	5.98	92%
OPEN SPACE AREA LOTS (0)	0	0%
RIGHT-OF-WAY	0.52	8%

RESIDENTIAL LOTS	12
OPEN SPACE AREA LOTS	0
RESIDENTIAL DENSITY	1.85/Acre

Notes

- THERE ARE NO POTENTIALLY HAZARDOUS AREAS.
- THERE ARE NO STREAMS, PONDS, LAKES, OR WETLANDS ON THIS PROPERTY.
- THERE ARE NO NATURAL DRAINAGE SWALES ON THIS PROPERTY.
- THERE ARE NO PERMANENT AND/OR SEASONAL HIGH GROUNDWATER AREAS ON THIS PROPERTY.
- THIS PROPERTY IS NOT IN A FLOOD PLAIN AREA.
- THERE ARE NO IDENTIFIED SHALLOW BEDROCK AREAS, UNSTABLE ROCK FORMATIONS, OR LANDSLIDE AREAS ON THIS PROPERTY.
- THIS PROPERTY IS NOT IN AN AQUIFER RECHARGE AREA.
- NO UNSTABLE SOILS SUSCEPTIBLE TO EROSION EXISTING ON THIS PROPERTY. ALL AREAS ARE SUITABLE FOR DEVELOPMENT.
- SANITARY SEWER SERVICE IS TO BE PROVIDED BY THE CITY OF KUNA.
- POTABLE WATER IS TO BE PROVIDED BY THE CITY OF KUNA.
- EXISTING IRRIGATION FACILITIES TO BE CONTINUED TO THEIR HISTORIC DISCHARGE POINTS.
- THIS PROPERTY IS CURRENTLY ZONED R-6.
- EXISTING USE: AGRICULTURAL.
- CONTOUR INTERVAL: 2 FOOT DATUM: NAVD 88
- THIS DEVELOPMENT ANTICIPATES USING SUBSURFACE STORM WATER DISPOSAL OF STORM WATER GENERATED FROM THE LOCAL ROAD SYSTEM AND LANDS TRIBUTARY TO THE SYSTEM.
- PUBLIC UTILITIES ARE TO BE PROVIDED FROM THE PUBLIC UTILITY PROVIDERS FROM JOINT TRENCH ADJACENT TO THE PUBLIC ROADS. SPECIFIC DESIGN CRITERIA WILL BE MET DURING THE CONSTRUCTION APPROVAL PHASE OF THIS DEVELOPMENT.
- POTABLE WATER AND SANITARY SEWER ARE AVAILABLE TO THIS SITE WITH THE EXTENSION OF SERVICES FROM MINERAL SPRINGS SUBDIVISION NO. 2.
- THIS PARCEL LIES WITHIN THE "ZONE X" FLOODWAY PER FEMA MAP #16001C0250H, PANEL 250 OF 875, DATED FEBRUARY 19, 2003.
- THE FOLLOWING TAX PARCEL NUMBERS ARE INCLUDED WITHIN THIS SUBDIVISION: R5741281000.

42' Right-of-Way Local Street Section Detail



Curve Table

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD DISTANCE
C1	22°34'50"	20.00'	7.88'	S11°31'11"E	7.83'
C2	22°34'50"	20.00'	7.88'	S78°45'49"E	7.83'

Sewer Manhole Invert Table

SSMH NUMBER	INVERT IN			INVERT OUT		
	SIZE (IN)	ELEV	DIR	SIZE (IN)	ELEV	DIR
EX SSMH A	N/A	N/A	N/A	8	2685.08	S
EX SSMH B	8	2682.33	N	8	2682.23	S
EX SSMH C	N/A	N/A	N	8	2680.00	E
EX SSMH D	8	2678.19	WS	8	2678.09	N
EX SSMH E	8	2677.95	WS	8	2677.85	E
EX SSMH F	8	2677.04	W	8	2676.94	N
SSMH 1	8	2678.26	N	8	2678.16	E
SSMH 2	N/A	N/A	N/A	8	2680.36	S

Mineral Springs Subdivision No. 3
 A RESUBDIVISION OF LOT 2, BLOCK 6 OF MINERAL SPRINGS SUB. NO. 2, AS RECORDED IN BOOK 87 OF PLATS AT PAGES 12332-12334, RECORDS ADA COUNTY, IDAHO. SITUATE IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.

Preliminary Plat

DATE: NOVEMBER 12, 2015
 HORIZ. SCALE: 1"=40'
 VERT. SCALE: N/A
 DRAWN BY: D.A. CRAWFORD
 CHECKED BY: J.D. CANNING
 FILE: B913.dwg/Mineral Springs Sub. No. 3.dwg
 SHEET NO.: 1

B&A Engineers, Inc.
 Consulting Engineers, Surveyors & Planners
 5503 W. Franklin Rd. Boise, Id. 83705
 (208) 343-3361

B & A Engineers, Inc.

Consulting Engineers & Surveyors
5505 W. Franklin Rd. Boise, Id. 83705
Ph. 208-343-3381 Fax 208-342-5792

Mineral Springs Subdivision No. 3 Boundary Description

Lot 2, Block 6 of Mineral Springs Subdivision No. 3 as shown in Book 97 at Pages 12332 through 12334 records, Ada County, Idaho. Situate in the northeast quarter of the southwest quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Beginning at the northeast corner of said Lot 2, which is the ***Point of Beginning***:

Thence S00°19'29"E, 518.25 feet along the easterly boundary of said Lot 2 and the westerly right-of-way of North School Street to the southeast corner of said Lot 2;

Thence S89°56'46"W, 172.66 feet along the southerly boundary of said Lot 2 to the northerly right-of-way of West Smoky Quartz Street;

Thence continuing S89°56'46"W, 357.16 feet along the southerly boundary of said Lot 2 and the northerly right-of-way of West Smoky Quartz Street;

Thence along the southwesterly boundary of said Lot 2 and the right-of-way of West Smoky Quartz Street, 7.88 feet along a tangent curve deflecting to the right having a radius of 20.00 feet, a central angle of 22°34'50", a long chord bearing of N78°45'49"W, and a long chord distance of 7.83 feet;

Thence continuing along the southwesterly boundary of said Lot 2 and the right-of-way of West Smoky Quartz Street N45°08'30"W, 15.20 feet to the easterly right-of-way North Citrine Avenue and the westerly boundary of said Lot 2;

Thence continuing along the southwesterly boundary of said Lot 2 and the right-of-way of West Smoky Quartz Street, 7.88 feet along a tangent curve deflecting to the right having a radius of 20.00 feet, a central angle of 22°34'50", a long chord bearing of N11°31'11"W, and a long chord distance of 7.83 feet;

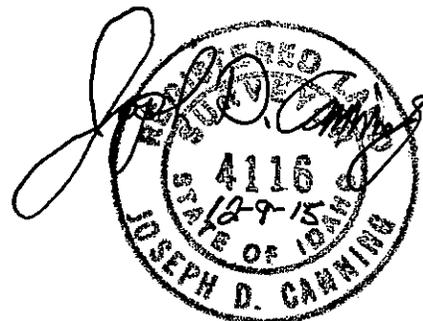
Thence N00°13'47"W, 480.31 feet along the easterly right-of-way of North Citrine Avenue and along the westerly boundary of said Lot 2;

Thence N89°56'46"E, 87.26 feet along the northerly boundary of said Lot 2;

Thence N00°18'13"W, 18.00 feet along the westerly boundary of said Lot 2;

Thence N89°56'46"E, 461.66 feet along the northerly boundary of said Lot 2 to the ***Point of Beginning***.

Comprising 6.50 Acres, more or less.





Neighborhood Meeting Certification

CITY OF KUNA PLANNING & ZONING * 763 W. Avalon, Kuna, Idaho, 83634 * www.kunacity.id.gov * (208) 922-5274 * Fax: (208) 922-5989

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 8-7A-3 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

The meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 2 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes property owners within 300 feet of the subject property. Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.

Please include a copy of the sign-in sheet for your neighborhood meeting, so we have written record of who attended your meeting and the letter of intent sent to each recipient. In addition, provide any concerns that may have been addressed by individuals that attended the meeting.

Description of proposed project: 12 lot residential subdivision and a Rezone from C1 to R4

Date and time of neighborhood meeting: Thursday, November 5, 2015 at 6pm

Location of neighborhood meeting: Kuna Senior Center

SITE INFORMATION:

Location: Quarter: SW Section: 14 Township: 2N Range: 1W Total Acres: 6.50

Subdivision Name: Mineral Springs Sub. No. 2 Lot: 2 Block: 6

Site Address: 2218 N. Citrine Ave. Tax Parcel Number(s): R5741281000
Kuna, ID 83634

Please make sure to include **all** parcels & addresses included in your proposed use.

CURRENT PROPERTY OWNER:

Name: P&F Development, LLC

Address: 3585 W. State St. City: Eagle State: ID Zip: 83616

CONTACT PERSON (Mail recipient and person to call with questions):

Name: David Crawford Business (if applicable): B&A Engineers, Inc.

Address: 5505 W. Franklin Rd. City: Boise State: ID Zip: 83705

PROPOSED USE:

I request a neighborhood meeting list for the following proposed use of my property (check all that apply):

Application Type	Brief Description
Annexation	
Re-zone	From C-1 to R-4
Subdivision (Sketch Plat and/or Prelim. Plat)	Preliminary Plat for 12 lot residential subdivision
Special Use	
Variance	
Expansion of Extension of a Nonconforming Use	
Zoning Ordinance Map Amendment	

APPLICANT:

Name: David Crawford - B&A Engineers, Inc.

Address: 5505 W. Franklin Rd.

City: Boise State: ID Zip: 83705

Telephone: 208-343-3381 Fax: 208-342-5792

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 8-7A-3 of the Kuna City Code

Signature: (Applicant)  B&A Engineers, Inc. Date 12/7/15

Jennell L. Hall

From: Jerry Hastings <jhastings@adaweb.net>
Sent: Thursday, December 03, 2015 3:18 PM
To: David A. Crawford; Joseph D. Canning
Subject: Mineral Springs Subdivision No 3 Name Reservation

December 3, 2015

Dave Crawford
Joe Canning
B & A Engineers, Inc.

RE: Subdivision Name Reservation: "**Mineral Springs Subdivision No. 3**" **SW 1/4 SECTION 14, T2N, R1W, BM.**

Dear Dave and Joe,

At your request, I will reserve the name "**Mineral Springs Subdivision No. 3**" for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded. To use the same subdivision name, it must have the same owner as the original subdivision plat or get a signed and recorded permission to use the name from the original subdivision owner.

This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client or the jurisdiction or the conditions of approval have not been met. In which case the name can be re-used by someone else.

Sincerely,



Jerry L. Hastings, PLS 5359
County Surveyor
Ex Officio Recorder
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7912 office
(208) 287-7909 fax

From: David A. Crawford [<mailto:dacrawford@baengineers.com>]
Sent: Wednesday, December 02, 2015 3:23 PM
To: Jerry Hastings
Subject: Subdivision Name re-use request

Mr. Hastings

We are in the process of re-subdividing Lot 2, Block 6 of Mineral Springs Subdivision No. 2. The property owner of Mineral Springs No. 2 is listed as STKR Investments on the plat of Mineral Springs Subdivision No. 2.

We intend to continue the use of the name of Mineral Springs Subdivision as an additional phase to be known as:

Mineral Springs Subdivision No. 3

Instrument No. 2015-079842 indicates that said Lot 2 is owned by STKR Investments. Based on our understanding of the subdivision name reservation procedure, we trust that there will be no opposition to the continued use of the name.

Please confirm that the owner may continue its use of the name Mineral Springs Subdivision.

Sincerely,
David Crawford



ExchangeDefender Message Security: [Check Authenticity](#)

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, February 9, 2016**

believe it is ...landscape buffer. We have specified appropriate trees and plants to meet the ordinance to fill that buffer. The only change to the plan that we have here is; we had originally had shown some landscaping essentially blocking this whole lot in. Someone at City Council last week mentioned about access back to the existing storage building that is on that lot, so we are probably going to eliminate a section of shrubs right there to allow access to that storage shed to be maintained.

Regarding the esthetics of the building; these prints came out awfully dark and your smaller versions might be a better representation but I have brought some physical samples of what we are proposing. We are proposing durable, long-lasting materials; the building will be mostly stucco. We are proposing three (3) different kinds of stucco and some brick accent elements. We've got some wainscot along the main facades of the building as well as two (2) vertical elements that are full height brick. The plan of the building is a fairly simple box which we have popped out some areas on the corners and given those some vertical changes in height. We are proposing a mansard type roof on the majority of the building which will conceal any rooftop equipment for the mechanical systems of the building. That is kind of the gist of it; I think it will be a really nice project that will kind of add to the trend of commercial development along that street and kind of start to tie the town together a little bit. With that, I would be glad to answer any questions.

C/Young: Ok. Are there any questions for the applicant at this time?

C/Herther: How far is that parking lot from the existing house?

Jarrod Walgren: We have a 20 foot setback to the property and then we have a five (5) foot landscape strip to the actual parking.

C/Young: Anything else?

C/Hennis: No questions from me.

C/Herther: I don't think I have anything else.

C/Young: Ok, thank you. With that, we'll have staff come up.

Troy Behunin: Good evening Commissioners, Chairman Young. For the record: Troy Behunin, Kuna Planning and Zoning staff. The application that we are looking at tonight, that you folks are considering is the Kuna Counseling Center; 16-02-DRC which is design review committee. The applicant has already successfully gone through a lot split which Jarrod mentioned already. They did that a week ago with the city council and so there is actually going to be three (3) parcels here on an already zoned C-1 commercial property. This area is trending more towards commercial and this is just going in that direction. Staff believes that it won't be too many years before the properties west of this also convert to some type of commercial as well; and on the north side. The applicant has submitted everything that we have asked. They came to the meeting last week with City Council for the lot split. The only thing that staff would like to highlight is a mistake in the staff recommendations of approval; if you will look on the staff report, page 5 of 5 under the conditions of approval, number 3, just that the applicant will work with the property owner to the west to some degree to create or allow a single point access to be taken between this property and Linder, there are six (6) existing ingress/egress points. That is far too many within 450 feet on a minor arterial in a very busy part of town. This is the number one most congested intersection in all of Kuna, at least two times during the day; it is extremely busy when commuters and school students are out (peak hours). We believe that Ada County Highway District (ACHD) will also highly encourage an effort to combine entrances. Other than that, staff would like to commend the applicant for

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, February 9, 2016**

putting together this building. We think it is going to be a nice addition to this trending area and also to the Kuna community as a whole. Like I said, they have done everything that we have asked them to and planning and Zoning would definitely forward our recommendation of approval for this design review application. I would stand for any questions you have.

C/Young: Thanks Troy

Troy Behunin: Just to highlight on that condition I spoke of. I talked with Jarrod Walgren about this and we think that we have come up with at least a measurable solution to the single point access; at least for the two adjoining properties. Is that something that you folks have had a chance to discuss?

Jarrold Walgren: We did. I forgot to mention that but yeah; we talked about it and wrote a letter acknowledging that we will work in the future for an easement for some stretch of that frontage to allow that access.

Troy Behunin: And that would be memorialized in a letter to the city that we would put in the application.

C/Herther: It states there is going to be a 6 foot fence on the west. That is right at the edge of the property?

Troy Behunin: Yes.

C/Herther: So there would be no fence for whatever length or span...

Troy Behunin: At least a portion of it, yeah. It would be far better to remove twenty or thirty feet of fence and create a single point access rather than an access for every parcel that is there.

Inaudible

Jim Grigg: I'm sorry. Jim Grigg, Kuna Counseling Center. 1914 Summer wind Place, Kuna, Idaho. I've seen like...if you look at Dr. Fouts and his office and the dentist, they have single point access. It has like, Kuna dental and advanced family medicine and ...so I can see something similar making logical sense.

C/Young: Thank you. I just have one other question for the applicant very quickly along the lines of the staff report; I just wanted to make sure that you had read the staff report and have seen all of the recommendations that were made in that.

Jarrold Walgren: Yes, we do acknowledge the conditions and that one condition was the only one that was a little bit in question and I think that we have come up with a method; a letter to acknowledge that and we will probably have some specifics in there as far as where we think that access will happen.

C/Young: Ok. Thank you. That brings up our discussion and I think the applicant has done a good job on the building design; I think the building looks really nice. I think it will be a good addition to Kuna and the area down there.

C/Hennis: I agree.

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, February 9, 2016**

C/Young: My only ...really the only thing on the building to me anyway ...is on the northeast elevation; that kind of sits on an angle. It's the rear of the building that faces Deer Flat. That entire elevation is stucco. My only thought is if they could maybe mimic the brick wainscot between the two pop-outs; just down at that stretch. Just to add some more textural relief on that, but I think the roof lines as you are coming down the street with the roof popping up on the other elevations gives enough relief on the roofline. It's just that one band of something different texturally. That is really the only thing I have. The rest of the building looks wonderful. I think it will be a great addition to the city. And then, the only thing I saw on this site plan would be just to make sure that the fence that runs on the west side of the property where the fence enters the vision triangle; that the fence steps down to the minimal height they may have for the landscaping there. But like I said, the rest of this looks good to me.

C/Hennis: Right. Yeah. It looks really good. Would the applicant be opposed to adding some brick along that wainscoting?

Jarrod Walgren: Yeah, we had certainly thought of that and not to say everything is driven by costs, but we have a unique building here, where kind of three (3) sides of it almost have some sort of frontage really. So where this is kind of the back of our building conventionally, it's not ... I do agree that the brick would be nice, but we also ... that is an easement along there for the canal and it was discussed that they would like more than just a bare easement that is just dirt there, and we are going to approach the irrigation district to have a little bit of vegetation and something actually close to our building; shrubs. So I don't know if the effort to put in the brick is going to be counteracted by any shrubbery that is there. Maybe those shrubs would be a little bit of the texture to keep that building façade from being monolithic like you are thinking?

C/Young: Well, I think that too would also add to that; any additional landscaping along just ...nothing ... I think that landscaping that is shown on here, even in some of the other easement areas look like they probably even exceed the minimum so I expect everything is going to look really nice out there. It was just that... the thought on that elevation; because as you drive down Deer Flat heading west, it is just that long elevation. And granted, it is not the entrance and you have to have presence at the front of your building and ... you know, I understand that but...

Jarrod Walgren: Yeah, and to answer your question, we would love to put brick back there; and we may.

Jim Grigg: But currently, it's not like you are able to see it by the graphic, but there is two large trees and a house, so you really can't see that very well; the back side. It won't be seen. But that could be wiped out if this commercial development happens, so we could do that. That is a good point. I'm not opposed to it. I would definitely consider it, depending on how ...**inaudible** greenery and shrubs and other things and how it all plays out. I like the idea and suggestion though.

Jarrod Walgren: So, I guess the question is really for you. I mean, if you want to make that a condition of your approval, well it's certainly something that is desired. I don't like to make things about cost, but ... if there is anything...

C/Young: Well...it's still a business and there are costs so... I understand that.

Jarrod Walgren: And from your standpoint, I mean... I think you would like to have some sort of ordinance to point to... and maybe Troy can comment. I don't know if there is something that would require that difference of material on that face of the building that we could all point to that says it is a requirement; let's do it. Um ...I'm sorry, I don't know...

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, February 9, 2016**

Troy Behunin: One of the purviews of this committee is to make sure that new commercial buildings do follow the Kuna standard and the guideline book and one of those topics is flat, monotonous, monolithic sides of a building; be it front, side or back and so if you folks feel that is just the touch it needs; whether it be one band or maybe there is a vertical break-up...you know... somewhere in the middle of the building? Then this probably could move forward with that. Maybe the thing to do would be to do it in the form of a condition.

C/Young: Ok.

C/Hennis: I mean, if they end up putting shrubs and such back there, it's probably going to be a covered point.

C/Young: Yeah.

C/Hennis: Well, can we make a condition that one of those two (2) be addressed throughout the ...

C/Young: Well, yeah, I think that if the irrigation district is amiable to landscaping then I think that would be a much cheaper route to go. I mean, I don't...

C/Hennis: I don't think that would do what we want though.

Troy Behunin: If we are talking about irrigation districts and landscaping, we'd better make sure that the landscaping is going to be outside of the irrigation easement. The irrigation company historically allows for a wide variety of grasses, but they don't like trees and shrubs; in fact, they do not allow them in their easement.

C/Hennis: Right. Well, this easement is quite ways away isn't it? From what it looks like...

Troy Behunin: Yeah.

C/Hennis: Well, no, actually it is not.

C/Young: No; it is right up on the building.

C/Hennis: Jeez, it is right on the building there.

Troy Behunin: I guess its pretty close.

C/Young: Gosh. They have one of those grasses out front don't they?

C/Hennis: Because they only have...like two (2) feet in there.

Jarrold Walgren: Yeah, we do come right up to that easement, so we would have to be in the easement. It's something we haven't explored yet.

C/Young: Darn.

C/Hennis: I don't know, I mean, it breaks it up by color. Are we going to notice that much?

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, February 9, 2016**

C/Young: Yeah, there is banding on there.

C/Hennis: Are we going to notice that much textural difference between the two? It would be nice.

C/Young: It's pretty good. There is a fair distance off the street though actually.

C/Herther: Yeah, it is.

C/Hennis: I don't know.

C/Young: I think I am probably ok without that. I think it would be alright without that. So... any other thoughts?

C/Herther: Nope. I'm there.

C/Hennis: No, I am pretty good with it. I'm just trying to find the first page. Well, I guess we could do that.

C/Young: It's that kind of day.

Commissioner Hennis motions to approve 16-02-DR (design review) for Kuna Counseling Center with the conditions of approval as outlined in the staff report and also to work with the city to make sure the vision triangle at the western front of the site is addressed with a fence; Commissioner Herther Seconds, all aye and motion carried 3-0.

3. DEPARTMENT REPORTS:

Wendy Howell; Planning Director reported on January building permits. The total square footage of new housing added in January was 45,724, with a total estimated cost of construction at \$4,945,321.

As a comparative to the previous month, the total square footage added in December 2015 was 20,917, with a total estimated cost of construction at \$2,266,979.29.

C/Hennis: You guys have been busy. Your report lists have been quite a bit longer the last two or three weeks.

Wendy Howell: Some weeks it feels like it's unusually slow, but as you can see, things are happening.

4. ADJOURNMENT:

*Commissioner Hennis motions to adjourn at **6:29 pm**; Commissioner Herther Seconds, all aye and motion carried 3-0.*

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, February 9, 2016**

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Wendy I. Howell, Planning and Zoning Director
Kuna Planning and Zoning Department